



CITY OF SUGAR LAND

Permits & Inspection Department
Monthly Building Summary
July 2013



Additional Departmental Data:
Food Inspection | Code Enforcement | Rental Program

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BUILDING

~ Code Corner ~

This Month's Topic: Service Utilities

SECTION R111 SERVICE UTILITIES

R111.1 Connection of service utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a *permit* is required, until *approved* by the *building official*.

R111.2 Temporary connection. The *building official* shall have the authority to authorize and approve the temporary connection of the building or system to the utility, source of energy, fuel or power.

R111.3 Authority to disconnect service utilities. The *building official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section R102.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without the approval required by Section R111.1 or R111.2. The *building official* shall notify the serving utility and whenever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action if not notified prior to disconnection. The owner or occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

Anytime a residential or commercial electrical or natural gas service is disconnected a permit must be obtained, reviewed and approved for the service to be reconnected. Homeowners, business owners and electrical contractors should plan ahead and contact the Permit Office before they turn off a utility connection. This effort can avoid lengthy time periods of a customer being without electricity or natural gas.

Building Permits Quick Summary

	JULY 2013	JULY 2012	Fiscal YTD
Inspections	1531	2057	17533
Permits Issued	689	776	6192
Total Permit Valuation	\$ 20,440,412	\$ 22,330,326	\$ 245,371,186
Total Cash Receipts	\$ 183,143	\$ 125,272	\$ 1,492,823

New Single Family Detached Permits

	JULY 2013	JULY 2012	Fiscal YTD
No. of Permits	12	50	166
Total Valuation	\$ 7,384,539	\$ 16,093,754	\$ 64,057,316

July 2013 Average Construction Value \$615,378

July 2012 Average Construction Value \$321,875

	New Homes	Average Construction Cost
Telfair	10	\$640,910
The Enclave at Lake Pointe	1	\$375,489
Venetian Estates	1	\$599,950

Certificate of Occupancy New Single Family Dwellings - 36



Add & Alter Permits

	JULY 2013	JULY 2012	Fiscal YTD
New Structures (Not Buildings)	9	8	72
Valuation	\$ 486,645	\$ 365,500	\$ 3,709,875
Residential	32	24	252
Valuation	\$ 984,936	\$ 655,746	\$ 4,947,711
☆ Non-Residential	26	31	241
Valuation	\$ 5,124,076	\$ 3,747,265	\$ 42,281,201

☆ Non-Residential includes commercial remodeling in existing buildings

Plan Review

	JULY 2013	JULY 2012	Fiscal YTD
☆ Residential , Pool, Sign & Misc Plans	109	163	900
Residential Irrigation Plans	38	32	392
Commercial Plans	126	72	847
Commercial Irrigation Plans	11	1	40

☆ Includes new, additions, repairs, remodels, foundation/flatwork, misc

Miscellaneous

	JULY 2013	JULY 2012	Fiscal YTD
Solicitation Licenses - Approved	10	24	148
Solicitation Licenses - Disapproved	0	0	4
Open Record Requests	31	16	253
Contractors Registered	136	92	1375
Taxi Permits	0	0	11
Taxi Licenses	0	0	11

New Commercial

ADDRESS	BUSINESS NAME	SQ FT	VALUATION
12510 Cardinal Meadows Dr	Unique Industrial Warehouse	106,526	\$604,039
16744 Southwest Fwy	Icon Bank	6590	\$1,300,000
1226 Museum Square Dr	1226 Museum Square Dr	14,228	\$1,373,487

Occupancy Change Permits

ADDRESS	BUSINESS NAME
12946 Dairy Ashford Rd Ste 301	Eyring Leavitt and Draney, PLLC
3527 State Hwy 6 Ste 210	Masjid Al Ahad Inc
131 Brooks St Ste 400	Careminders Home Care
2277 Plaza Dr Ste 235	Supratik Moulik, MD PA
2277 Plaza Dr Ste 500	CVR Energy
13819 Southwest Fwy	Princess Salon & Spa Services
3520 State Hwy 6	Nusrats Clothing
16902 Southwest Fwy Ste 210	Memorial Hermann Medical Group
16902 Southwest Fwy Ste 108	Next Level Urgent Care
1550 Lake Pointe Pkwy Ste 500	Veritas Steak & Seafood
1531 State Hwy 6 Ste 120	Batteries Plus Bulbs
12808 W Airport Blvd Ste 319	Beatific Healthcare Inc
9722 US Hwy 90A Ste 111	The Goddard School
4555 State Hwy 6 Ste G	Little Shanghai
2277 Plaza Dr Ste 195	State of Texas
16126 Southwest Fwy Ste 270	Bikram Yoga Sugar Land
16535 Southwest Fwy Ste 415	Exclusive Diamonds
4965 Sweetwater Blvd	Texas Delta Smile
16535 Southwest Fwy Ste K5524	Great American Cookie
16535 Southwest Fwy Ste 82	Great American Cookie
20333 Southwest Fwy	Davita Greatwood Dialysis
12808 W Airport Blvd Ste 302	Sabic
12808 W Airport Blvd Ste 280	Sabic
114 Brooks St	Hass Holdings, LLC
8000 US Hwy 90A Ste 150	Hass Holdings, LLC
8016 US Hwy 90A Ste 198	Hass Holdings, LLC
8016 US Hwy 90A Ste 136	Hass Holdings, LLC
230 Guenther St	Hass Holdings, LLC
150 Brooks St	Hass Holdings, LLC
4627 Austin Pkwy	Spider Smart Learning Center
12808 W Airport Blvd Ste 228	Aflac Insurance
12808 W Airport Blvd Ste 325C	Aflac Insurance

Commercial Certificate of Occupancy

	ADDRESS	BUSINESS NAME	SQ FT	TYPE
	6508 US Hwy 90A	Young Leaders Shell Building	10,608	New
	6508 US Hwy 90A	Young Leaders	10,608	Buildout
	3030 Edgewater Blvd Ste 103	Edgewater Studios	1484	Buildout
	One Sugar Creek Center Blvd Ste 700	Amerex		Remodel
	One Sugar Creek Center Blvd Ste 860	Amerex	1930	Remodel
☆	17520 Southwest Fwy	Costco Wholesale Warehouse	152,775	New
☆	17522 Southwest Fwy	Costco Fuel Facility	3845	New
	12550 Reed Rd Ste 300	Noble Drilling Training Center	28,655	Remodel
	16535 Southwest Fwy Pad 2007	Shell Building Only Pad 2007	8090	New
	16535 Southwest Fwy Ste 670	Bath & Body Works	3530	Remodel
	3527 State Hwy 6 Ste 220	Reformed Body	2405	Remodel
	16135 City Walk	Jupiter Pizza & Waffle Co	4491	Remodel
	16535 Southwest Fwy Ste 660	Vera Bradley	1710	Remodel
	16535 Southwest Fwy Ste 562	Spencer Gifts	1990	Remodel
☆	3753 State Hwy 6	Nisha's Beauty Salon	1533	Remodel
	One Sugar Creek Center Blvd Ste 101	Subroc	500	Remodel
	3356 State Hwy 6	Cinquemani-Integra Insurance Services	780	Remodel
	15830 Southwest Fwy Ste 400	Scottrade	1800	Buildout
	One Fluor Daniel Dr Bldg B-2	Fluor Enterprises, Inc	39,100	Remodel
	2150 Town Square Pl Ste 100	BB&T Bank	4098	Buildout
	2228 Texas Dr	Capriotti's Sandwich Shop	1456	Remodel
	16535 Lexington Blvd Ste 145	White Box	2034	Remodel
	2277 Plaza Dr Ste 500	CVR Energy	59	Remodel
	16535 Southwest Fwy Ste 750	Stellaz	775	Remodel
	2150 Town Square Pl Ste 410	Haliburton Energy Services	8849	Remodel
	16305 Kensington Dr Ste 110	Aisha's Salon & Spa	1320	Remodel
☆	Temporary Cos			

Business Listing for Greatwood Districts**CO DATE**

Kwik Kar Lube & Tune	1260 Crabb River Rd	Annex
Unity Taekwondo Richmond	1270 Crabb River Rd	6/3/2013
Subway Sandwich	1270 Crabb River Rd	Annex
Snowflake Donuts	1270 Crabb River Rd, Ste 400	Annex
Pakmail	1270 Crabb River Rd, Ste 600	Annex
Candace Byers Photography	1270 Crabb River Rd, Ste 800	Annex
Tan Fantastic Salon	1270 Crabb River Rd, Ste 900	Annex
Timewise Food Store	1274 Crabb River Rd	Annex
CVS Pharmacy	1410 Crabb River Rd	Annex
Jack in the Box	1418 Crabb River Rd	Annex
Nail Sensation	1480 Crabb River Rd	Annex
Papa John's Pizza	1480 Crabb River Rd, Ste 100	Annex
Plus Cleaners	1480 Crabb River Rd, Ste 200	1/26/2012
Panda Bistro	1480 Crabb River Rd, Ste 300	Annex
All Star Cuts	1480 Crabb River Rd, Ste 500	Annex
Greatwood Auto Collision & Details	1500 Crabb River Rd	Annex
Crystal Cleaners	1510 Crabb River Rd	Annex
Greatwood Auto Repair Center	1520 Crabb River Rd	Annex
Greatwood Imaging & Sleep	19875 Southwest Fwy, Ste 100	12/6/2010
Elite Healthcare	19875 Southwest Fwy, Ste 110	2/20/2013
Smiles on Greatwood	19875 Southwest Fwy, Ste 120	9/13/2011
Pepperoni's Pizza	19875 Southwest Fwy, Ste 130	7/29/2011
Red E Golf	19875 Southwest Fwy, Ste 140	11/26/2012
TG's To Go	19875 Southwest Fwy, Ste 180	11/9/2012
Shipley Do-Nuts	19875 Southwest Fwy, Ste 195	Annex
Pilates Studio	19875 Southwest Fwy, Ste 200	7/13/2010
Action Physical Therapy	19875 Southwest Fwy, Ste 205	4/19/2011
Dance Du Coeur	19875 Southwest Fwy, Ste 210	8/17/2011
Fort Bend Toll Road Authority	19875 Southwest Fwy, Ste 270	4/19/2011
A Plus Cleaners	20333 Southwest Fwy	Annex
Taco Bell	20333 Southwest Fwy	Annex
Davita Greatwood Dialysis	20333 Southwest Fwy	7/26/2013
Excel Dialysis, LLC	20333 Southwest Fwy, Ste 105	7/13/2012
L'Amour Nail	6550 Greatwood Pkwy	Annex
Pilgrim Cleaners	6560 Greatwood Pkwy	Annex
Bangkok Chef	6560 Greatwood Pkwy, Ste 100	Annex
YoFresh Yogurt Greatwood	6560 Greatwood Pkwy, Ste 101	12/31/2012
Greatwood Hair Salon	6560 Greatwood Pkwy, Ste 101	Annex
Athletic Revolution Sugar Land	6560 Greatwood Pkwy, Ste 1200	2/4/2010
El Vaquero Mexican Diner	6560 Greatwood Pkwy, Ste 500	11/15/2012
El Vaquero Mexican Diner	6560 Greatwood Pkwy, Ste 700	11/15/2012
New York Pizzeria	6560 Greatwood Pkwy, Ste 900	Annex
J Michael Su DDS, PA	6655 Greatwood Pkwy	6/22/2012
Houston Association of Realtors	6680 Greatwood Pkwy	3/23/2010
Greatwood Golf Club	6767 Greatwood Pkwy	Annex
Greatwood	7001 River Brook Dr	Annex
Creative Services Group	7002 Riverbrook Dr, Ste 600	Annex

Code Enforcement



Overview

	JULY 2013	JULY 2012	Fiscal YTD
New Cases	116	183	1348
Total Reinspections	0	N/A	12
Cases Closed	174	183	1348
Citations Filed in Municipal Court	5	4	40
Property Liens Requested	0	0	2

Signage Along Public Streets (Hand-held or costume)	4	N/A	36
Temporary Signs Removed	545	362	3509

Inspections Performed

	JULY 2013	JULY 2012	Fiscal YTD
Unsafe Structure	0	0	2
Pool/Spa/Stagnant Water	16	4	82
Junk Vehicle	14	9	137
Unhealthy Conditions of Property	48	35	441
Weeds/High Grass	82	119	584
Zoning	2	2	36
Trash/Refuse	0	0	0
Off Street Parking on Turf	8	36	60
Tree Trimming	104	14	572
International Property Maintenance Code (IPMC)	36	45	477
Construction without Permits	0	30	256
Signs or Banners without Permits	31	20	370

Complaints Received

	JULY 2013	JULY 2012	Fiscal YTD
Citizen Complaints	42	67	359
Internal Complaints	19	13	96
HOA Complaints	1	7	30
Total Complaints Received	62	87	485

Food Inspection



	JULY 2013	JULY 2012	Fiscal YTD
☆ Semi-Annual Inspections	117	62	775
Pre-Opening & Ownership Change Inspections	9	4	96
Temporary Events Permitted	10	8	132
Temporary Food Establishment Vendors	183	201	2534
Temporary Food Events Inspected	1	1	11
Food Vendors Inspected at Temp Food Establishments/Events	45	44	266
Complaints Investigated	13	5	68
Plans Reviewed	14	2	87

☆ Inspections of fixed and mobile establishment operations, including follow-up inspections

Rental Program



	JULY 2013	JULY 2012	Fiscal YTD
Rental License Applications Received	250	222	1925
Rental Licenses Issued	61	209	1003
Rental Inspections	286	264	2267